



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 12-L-17-RZ
12-C-17-SP

AGENDA ITEM #: 50
AGENDA DATE: 12/14/2017

▶ **APPLICANT:** CASCADE FALLS LLC AND WALT DICKSON
OWNER(S): Terry Patton

TAX ID NUMBER: 130 070 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 905 Fretz Rd

▶ **LOCATION:** West side Fretz Rd., south of Woodhollow Ln.

▶ **TRACT INFORMATION:** 34 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via Fretz Rd., a local street with 16' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** House and vacant land

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR plan designation and PR zoning from the north and west

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / LDR / PR (Planned Residential) at up to 5 du/ac
South: Hatmaker Ln., I-40 right-of-way / Town of Farragut
East: Fretz Rd., houses and vacant land / A (Agricultural)
West: Vacant land / LDR / PR (Planned Residential) at up to 5 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural to low density residential uses under A, PR, RA and Town of Farragut zoning.

STAFF RECOMMENDATION:

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac (Applicant requested 5 du/ac),**

PR zoning at the recommended density will allow reasonable development of the site, consistent with the sector plan and surrounding development, and also consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP).

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The recommended zoning and density for the subject property are appropriate to allow reasonable use of the site, while remaining compatible with surrounding development and zoning, and consistent with the policies of the HRPP.
2. With application of the residential density and land disturbance guidelines from the HRPP, the maximum density should be about 4 du/ac. The slope analysis, map and calculations are attached.
3. The adjacent PR development to the north and west is zoned PR at up to 5 du/ac, but is only partially developed at this point in time.
4. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Sidewalks will be required on at least one side of each street within the development, and possibly along the Fretz Rd. frontage.
3. To the northwest, a subdivision is developing at a similar density to the requested zoning and density.
4. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
5. The proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 164 dwelling units to be proposed for the site. That number of detached units, as proposed, would add approximately 1634 vehicle trips per day to the street system and would add approximately 67 children under the age of 18 to the school system. The recommended PR zoning at a density of up to 4 du/ac would allow for a maximum of 131 dwelling units to be proposed for the site. That number of detached units would add approximately 1329 vehicle trips per day to the street system and would add approximately 54 children under the age of 18 to the school system.

5. Depending on where access to the development is proposed, road improvements to Fretz Rd. and Hatmaker Ln. may be necessary. The applicant will be expected to make any road improvements that are deemed necessary by the Knox County Engineering Department. The applicant will also be required to certify on the plans that adequate sight distance is available at the project entrance.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment of the Northwest County Sector Plan to LDR on the associated request (12-C-17-SP), PR zoning at a density of up to 5 du/ac would be consistent with the plan.
2. Approval of this request could lead to future requests for PR zoning in this area.
3. The recommended zoning and density do not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 1634 (average daily vehicle trips)

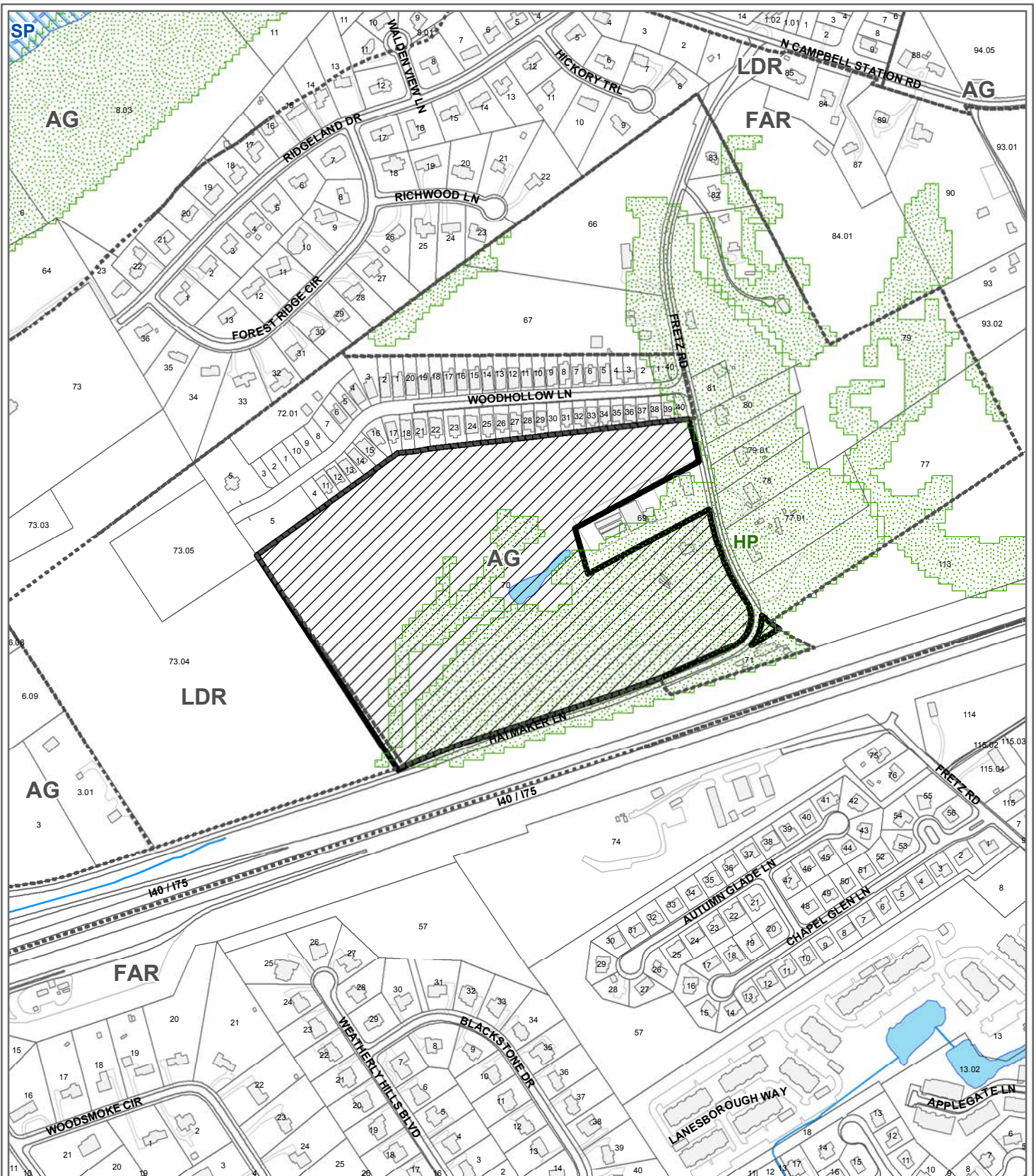
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 67 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-C-17-SP / 12-L-17-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

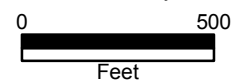


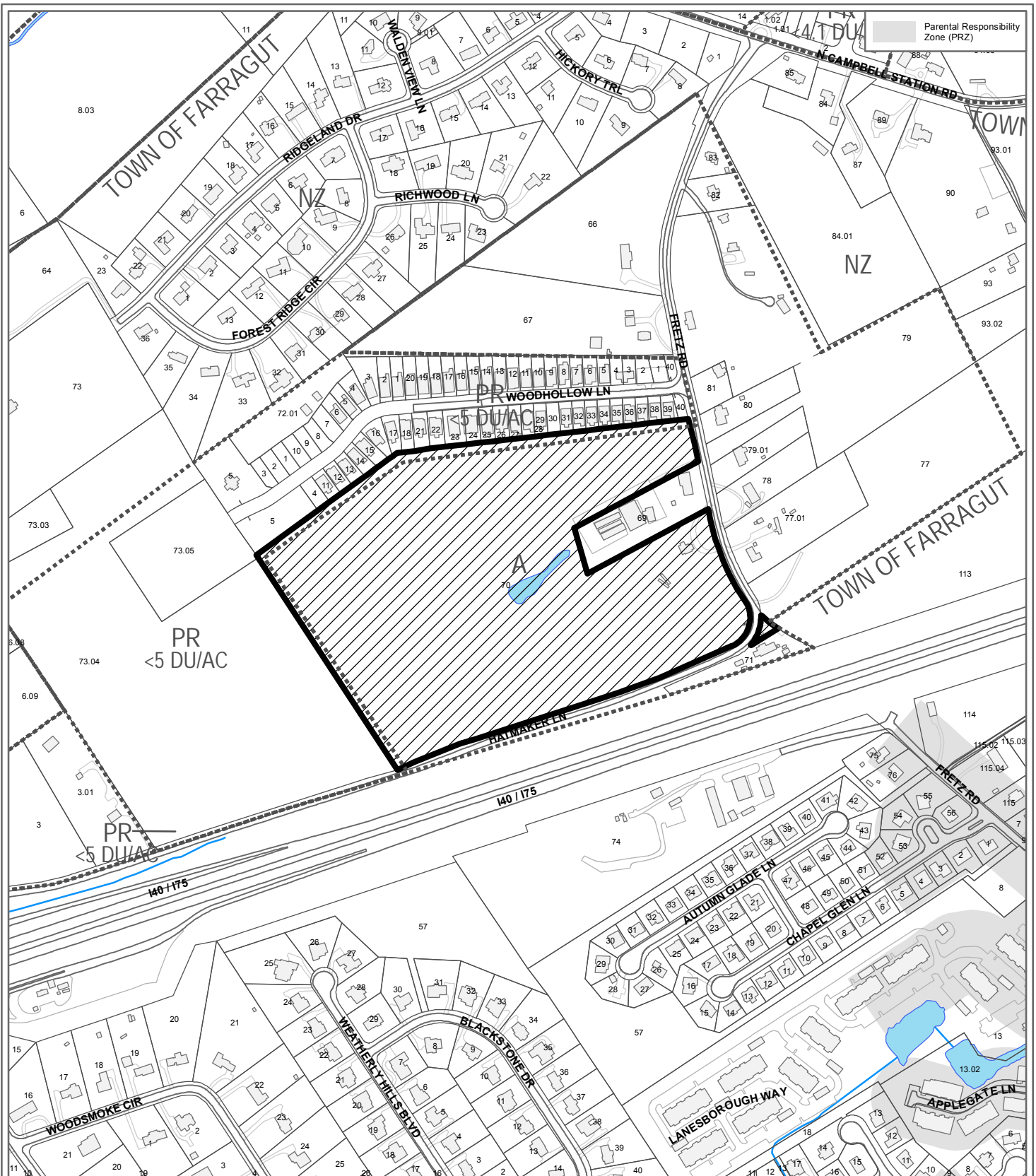
From: AG (Agricultural)
To: LDR (Low Density Residential)

Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cascade Falls LLC and Walt Dickson

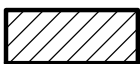
Map No: 130
Jurisdiction: County





**12-L-17-RZ
REZONING**

From: A (Agricultural)
To: PR (Planned Residential)



Petitioner: Cascade Falls LLC and Walt Dickson

Map No: 130
Jurisdiction: County



Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Cascade Falls LLC and Walt Dickson, has submitted an application to amend the Sector Plan from Agricultural to Low Density Residential, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on December 14, 2017, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #12-C-17-SP.

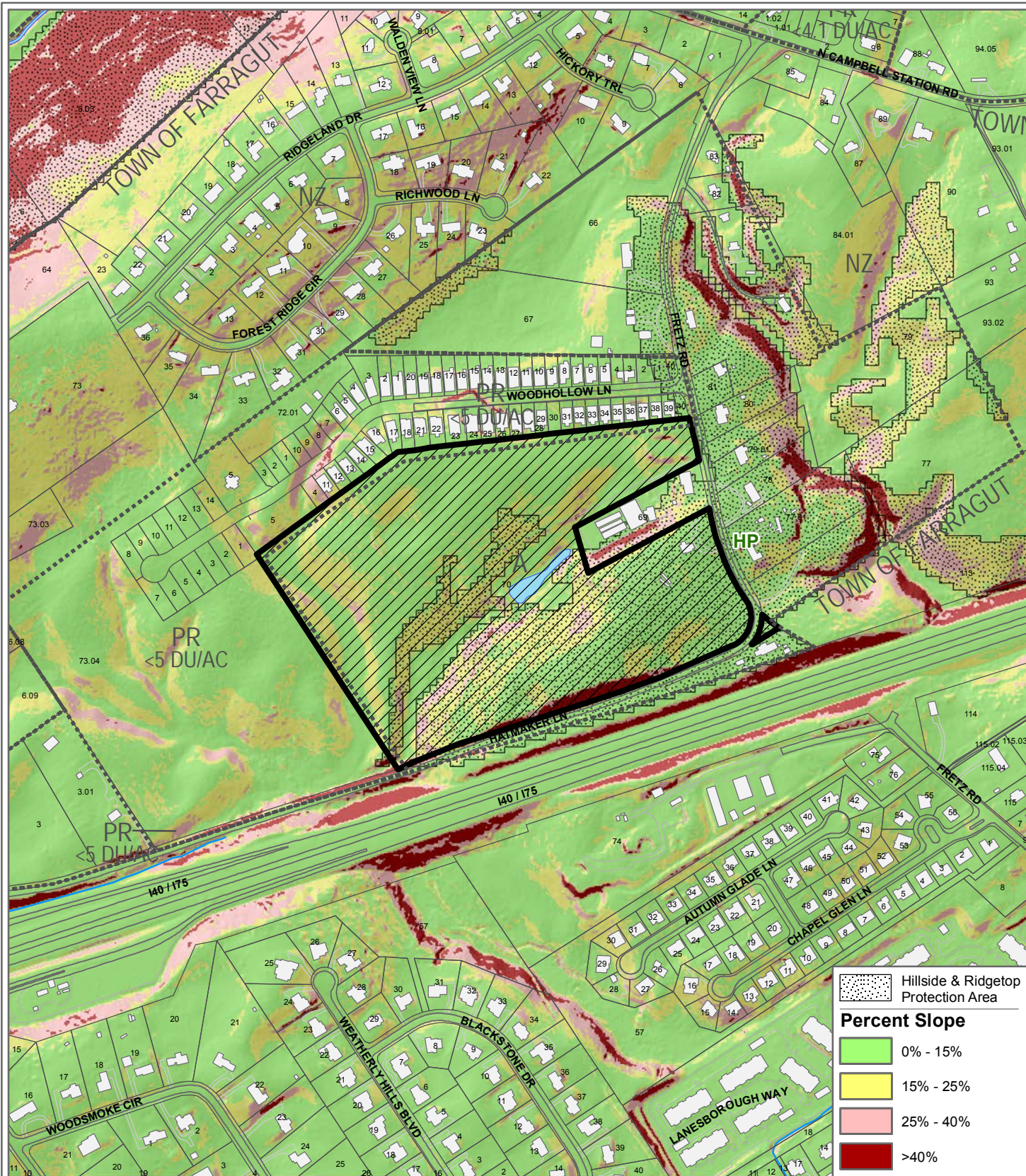
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

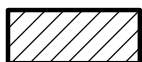
Chairman

Secretary



**12-L-17-RZ
REZONING - SLOPE ANALYSIS**

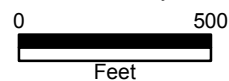
From: A (Agricultural)
To: PR (Planned Residential)



Original Print Date: 11/17/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cascade Falls LLC and Walt Dickson

Map No: 130
Jurisdiction: County



12-L-17-RZ Slope Analysis

			Acreage
Non-Hillside Portions			18.36
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	8922	5.12
2	15%-25%	9343	5.36
3	25%-40%	2029	1.16
4	>40%	897	0.51
			12.16
Ridgetop Area			2.29
Site Total			32.81

MPC STAFF - SLOPE / DENSITY ANALYSIS
12-L-17-RZ / Cascade Falls LLC & Walt Dickson / A to PR

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	18.36	5.00	91.8
0-15% Slope	5.12	5.00	25.6
15-25% Slope	5.36	2.00	10.7
25-40% Slope	1.16	0.50	0.6
Greater than 40% Slope	0.51	0.20	0.1
Ridgetops	2.29	1.00	2.3
Subtotal: Sloped Land	14.44		39.3
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	32.8	4.00	131.1
Proposed Density (Applicant)	32.8	5.00	164.0

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

<i>Percent of Slope</i>	<i>Recommended Maximum Density Factor*</i>	<i>Recommended Maximum Land Disturbance Factor**</i>
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Cascade Falls LLC & Walt Dickson

Date Filed: 11/3/17

Meeting Date: 12/14/17

RECEIVED
NOV 03 2017

Application Accepted by: M. Payne

Metropolitan
Planning Commission

Fee Amount: \$4,140⁰⁰ File Number: Rezoning 12-L-17-BZ

Fee Amount: \$1,440⁰⁰ File Number: Plan Amendment 12-C-17-5P

PROPERTY INFORMATION

Address: 905 Fretz Road

General Location: Westside Fretz Road,
South of Woodhollow Lane

Tract Size: 34 acres

Tax Identification Number: Map 130
Parcel 70

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan: Urban

Census Tract: 59.04

Traffic Zone: 222

Jurisdiction: City Council 6th District
 County Commission _____ District

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose names are included on the back of this form.

Signature: _____

Date: Nov. 3, 2017

PLEASE PRINT

Name: Terry Patton

Company: Cascade Falls LLC

Address: 7918 Gatekeeper Way

City: Knoxville State: TN Zip: 37923

Telephone: 679-3697

Fax: _____

E-mail: terry.patton.team@gmail.com

Requested Change

REZONING

FROM: Agriculture

TO: PR

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: Agriculture

TO: LOR

PROPOSED USE OF PROPERTY

single family detached
subdivision

Density Proposed 5 Units/Acre

Previous Rezoning Requests: None
Known

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be directed to:

PLEASE PRINT

Name: David Harbin

Company: Bateon Homes Norvell & Poe

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin.cbh@mpc.com

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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Cascade Falls, LLC	7918 Gatekeeper Way					✓
40 Terry Patton	Knoxville	TN		37923		

Walt Dickson						✓
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Patricia Perdue	6912 Wright Rd				✓	
Terry Perdue	Knoxville	TN		37931		
Wagne Perdue						